

Local Market Update – November 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Edgartown

Single-Family Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	3	2	- 33.3%	14	20	+ 42.9%
Closed Sales	2	1	- 50.0%	14	20	+ 42.9%
Median Sales Price*	\$1,207,500	\$2,595,000	+ 114.9%	\$1,475,000	\$2,299,500	+ 55.9%
Inventory of Homes for Sale	7	16	+ 128.6%	--	--	--
Months Supply of Inventory	3.5	7.6	+ 117.1%	--	--	--
Cumulative Days on Market Until Sale	40	41	+ 2.5%	49	112	+ 128.6%
Percent of Original List Price Received*	95.6%	100.0%	+ 4.6%	97.8%	95.9%	- 1.9%
New Listings	2	1	- 50.0%	21	36	+ 71.4%

* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

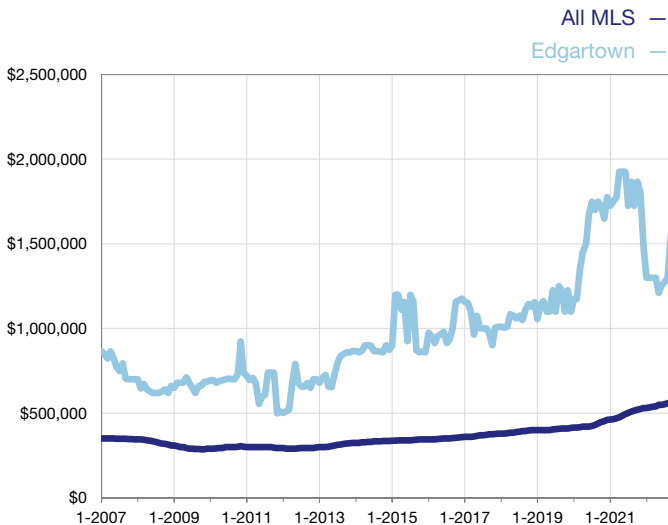
Condominium Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	0	0	--	3	1	- 66.7%
Closed Sales	0	0	--	6	1	- 83.3%
Median Sales Price*	\$0	\$0	--	\$645,000	\$1,260,000	+ 95.3%
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	0	0	--	178	4	- 97.8%
Percent of Original List Price Received*	0.0%	0.0%	--	88.5%	109.6%	+ 23.8%
New Listings	0	0	--	6	2	- 66.7%

* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation

